

004.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

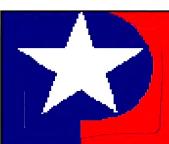
948,800 / 948,800

USE VALUE:

948,800 / 948,800

ASSESSED:

948,800 / 948,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
8-10		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KELLER SABINE	
Owner 2: WARD DAVID J	
Owner 3:	

Street 1: 115 SAINT ROSE ST

Street 2:

Twn/City: JAMAICA PLAIN

St/Prov: MA Cntry Own Occ: N

Postal: 02130 Type:

PREVIOUS OWNER

Owner 1: SOSA DANIELA/KELLER SABINE -

Owner 2: -

Street 1: 8 BROOKS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1941, having primarily Wood Shingle Exterior and 2320 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5073	Sq. Ft.	Site			0	80.	1.13	1									457,751						457,800	

Total AC/Ha: 0.11646

Total SF/SM: 5073

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 457,751

Spl Credit

Total: 457,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 14 - Multi- TnHs				Full Bath: 1	Rating: Good			SCUTTLE HOLE. OF = WHIRLPOOL.									
Sty Ht: 3 - 3 Story				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath: 2	Rating: Good												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: 5 - Asbestos	30 %			OthrFix: 1	Rating: Good												
Roof Struct: 1 - Gable				Kits: 2	Rating: Good												
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:												
Color: YELLOW				Frl:	Rating:												
View / Desir:				WSFlue: 2	Rating: Average												
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C+ - Average (+)								1st Res Grid	Desc: Line 1	# Units 1							
Year Blt: 1941	Eff Yr Blt:							Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:								Other									
Jurisdct: G4								Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
INTERIOR INFORMATION				CONDOS INFORMATION				Lower									
Avg Ht/FL: STD				Location:				Totals	RMS: 11	BRs: 5	Baths: 1	HB					
Prim Int Wal 2 - Plaster				Total Units:													
Sec Int Wall:	%			Floor:													
Partition: T - Typical				% Own:													
Prim Floors: 3 - Hardwood				Name:													
Sec Floors:	%																
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100																	
Solar HW: NO	Central Vac: NO																
% Com Wal																	
% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 004.0-0001-0010.0																	
More: N	Total Yard Items:	Total Special Features:								Total:							